

**PARENT FRANK G LIVING TRUST &/ZENO PATRICIA L LIVI**  
**96215 OYSTER BAY DRIVE**  
**FERNANDINA BEACH, FL 32034**

**46-3N-28-5480-0001-0090**

| NASSAU COUNTY PROPERTY                                       |  |                                |           |             |              |           |        |           |               | PAGE 1 of 1 |            | 4   |  |    |  |        |  |
|--------------------------------------------------------------|--|--------------------------------|-----------|-------------|--------------|-----------|--------|-----------|---------------|-------------|------------|-----|--|----|--|--------|--|
| VALUATION SUMMARY                                            |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
| VALUATION BY                                                 |  |                                |           |             |              | STANDARD  |        |           |               |             |            |     |  |    |  |        |  |
| Tax Group: 4                                                 |  |                                |           |             |              | Tax Dist: |        |           |               |             |            |     |  |    |  |        |  |
| BUILDING MARKET VALUE                                        |  |                                |           |             |              | 557,008   |        |           |               |             |            |     |  |    |  |        |  |
| TOTAL MARKET OB/XF VALUE                                     |  |                                |           |             |              | 4,205     |        |           |               |             |            |     |  |    |  |        |  |
| TOTAL LAND VALUE - MARKET                                    |  |                                |           |             |              | 165,000   |        |           |               |             |            |     |  |    |  |        |  |
| TOTAL MARKET VALUE                                           |  |                                |           |             |              | 726,213   |        |           |               |             |            |     |  |    |  |        |  |
| SOH/AGL Deduction                                            |  |                                |           |             |              | 235,243   |        |           |               |             |            |     |  |    |  |        |  |
| ASSESSED VALUE                                               |  |                                |           |             |              | 490,970   |        |           |               |             |            |     |  |    |  |        |  |
| TOTAL EXEMPTION VALUE                                        |  |                                |           |             |              | HX HB     |        | 51,411    |               |             |            |     |  |    |  |        |  |
| BASE TAXABLE VALUE                                           |  |                                |           |             |              | 439,559   |        |           |               |             |            |     |  |    |  |        |  |
| TOTAL JUST VALUE                                             |  |                                |           |             |              | 726,213   |        |           |               |             |            |     |  |    |  |        |  |
| NCON VALUE                                                   |  |                                |           |             |              | 0         |        |           |               |             |            |     |  |    |  |        |  |
| INCOME VALUE                                                 |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
| PREVIOUS YEAR MKT VALUE                                      |  |                                |           |             |              | 706,936   |        |           |               |             |            |     |  |    |  |        |  |
|                                                              |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
|                                                              |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
|                                                              |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
|                                                              |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
|                                                              |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
| PERMIT NUM                                                   |  |                                |           | DESCRIPTION |              |           |        | AMT       |               |             | ISSUED     |     |  |    |  |        |  |
| B230006330                                                   |  |                                |           | REMODEL     |              |           |        | 115,000   |               |             | 05/16/2023 |     |  |    |  |        |  |
| R1706932                                                     |  |                                |           | REPAIR/RRF  |              |           |        | 11,850    |               |             | 08/02/2017 |     |  |    |  |        |  |
| P1216158                                                     |  |                                |           | OTHER       |              |           |        | 0         |               |             | 10/01/2012 |     |  |    |  |        |  |
| 974370                                                       |  |                                |           | NEW CONSTR  |              |           |        | 220,000   |               |             | 10/01/1997 |     |  |    |  |        |  |
|                                                              |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
|                                                              |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
| SALES DATA                                                   |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
| OFF RECORD<br>Number                                         |  |                                | DATE      |             | TYPE<br>INST | Q<br>U    | V<br>I | RSN<br>CD | SALE<br>PRICE |             |            |     |  |    |  |        |  |
| 2381/0029                                                    |  |                                | 7/31/2020 |             | WD           | Q         | I      | 01        | 532,500       |             |            |     |  |    |  |        |  |
| GRANTOR: LAVINO GEORGE ALEXAND                               |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
| GRANTEE: PARENT FRANK G LIVI                                 |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
| 1859/1250                                                    |  |                                | 5/30/2013 |             | WD           | Q         | I      | 02        | 450,000       |             |            |     |  |    |  |        |  |
| GRANTOR: D'ANNA FRANK                                        |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
| GRANTEE: LAVINO GEORGE ALEXA                                 |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
| BUILDING NOTES                                               |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
|                                                              |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
|                                                              |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
| BUILDING DIMENSIONS                                          |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
| BAS=[YR=1998;ORIG=0,0] W14 S8 W17 N4 W12 S4 W12 S14 E4 S9 E7 |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
| S5 E44 N36 \$                                                |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
| FUS=[YR=1998;ORIG=14,24] E44 S18 W8 S5 W4 N5 W8 S5 W4 N5 W8  |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
| S5 W4 N5 W8 N18 \$                                           |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
| FGR=[YR=1998;ORIG=-55,8] W22 S28 E26 N2 N12 W4 N14 \$        |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
| DCK=[YR=2024;ORIG=-14,-12] W19 W7 W7 S6 W2 S14 E5 N8 E15     |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
| N12 \$                                                       |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
| FUS=[YR=1998;ORIG=49,1] W26 S14 E26 N14 \$                   |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
| FOP=[YR=1998;ORIG=-44,36] S6 E44 N6 W44 \$                   |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
| FEP=[YR=2020;ORIG=-14,0] W15 S4 S4 E15 N8 \$                 |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
| BAS=[YR=2024;ORIG=-29,0] W15 S8 E1 N4 E12 S4 E2 N4 N4 \$     |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
| STR=[YR=2024;ORIG=-33,-17] W7 S5 E7 N5 \$                    |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
|                                                              |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
| LAND<br>ALUE                                                 |  | OTHER ADJUSTMENTS<br>AND NOTES |           |             |              | YEAR      |        | DENSITY   |               | DECL        |            | FRZ |  | YR |  | CONSRV |  |
| 165,000                                                      |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
|                                                              |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
|                                                              |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
|                                                              |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
|                                                              |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
|                                                              |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
|                                                              |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
| Common: 165,000                                              |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |
| PRINTED 07/09/2026 BY SYS                                    |  |                                |           |             |              |           |        |           |               |             |            |     |  |    |  |        |  |